083.0	0007	0028.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	661,900	/	661,900
USE VALUE:	661,900	/	661,900
ASSESSED:	661,900	/	661,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROXEN KEVIN L--ETAL
Owner 2:	CROXEN BAILEY MARY
Owner 3:	
Street 1:	16 NEWLAND ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 1238 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	273,400		388,500	661,900
Total Card	0.103	273,400		388,500	661,900
Total Parcel	0.103	273,400		388,500	661,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.65 | /Parcel: 534.65

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52506
GIS Ref	
GIS Ref	
Insp Date	02/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,400	0	4,500.	388,500	661,900		Year end	12/23/2021
2021	101	FV	265,200	0	4,500.	388,500	653,700		Year End Roll	12/10/2020
2020	101	FV	265,300	0	4,500.	388,500	653,800	653,800	Year End Roll	12/18/2019
2019	101	FV	221,500	0	4,500.	383,000	604,500	604,500	Year End Roll	1/3/2019
2018	101	FV	221,500	0	4,500.	294,100	515,600	515,600	Year End Roll	12/20/2017
2017	101	FV	221,500	0	4,500.	277,500	499,000	499,000	Year End Roll	1/3/2017
2016	101	FV	221,500	0	4,500.	255,300	476,800	476,800	Year End	1/4/2016
2015	101	FV	216,000	0	4,500.	238,700	454,700	454,700	Year End Roll	12/11/2014

!6819!

PRINT

Date	Time
12/30/21	04:33:09

LAST REV

Date	Time
07/26/16	14:17:35
ekelly	

USER DEFINED

Prior Id # 1:	52506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRODERICK SEAN/	23211-394		5/21/1993		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2015	661	Re-Roof	10,650		6/10/2015			Strip and re-roof.
10/7/2014	1324	New Wind	23,856					
8/15/2013	1236	Manual	5,000	C				
8/19/2004	759	Redo Bat	6,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
1/13/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Measured	294	PATRIOT
4/8/2005	Permit Visit	BR	B Rossignol
2/26/2000	Inspected	197	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335835
Depreciation:	62465
Depreciated Total:	273370

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

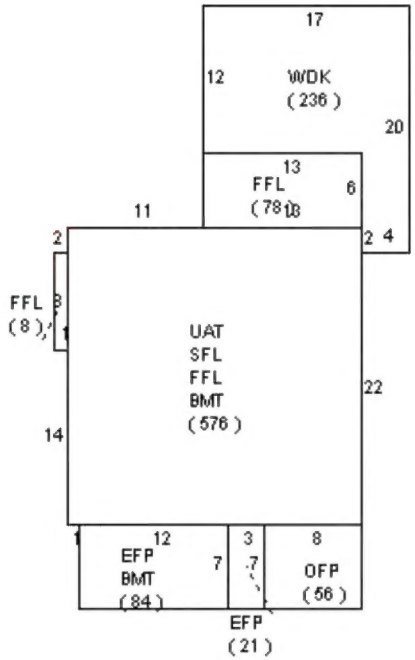
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	112.10
Final Total:	273400	Val/Su SzAd	220.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	662	173.730	115,008
BMT	Basement	660	52.120	34,398
SFL	Second Floor	576	173.730	100,067
WDK	Deck	236	10.130	2,392
UAT	Upper Attic	144	69.490	10,007
EFP	Enclos Porch	105	52.620	5,525
OFP	Open Porch	56	43.560	2,439
	Net Sketched Area:	2,439	Total:	269,836
Size Ad	1238	Gross Area	2871	FinArea 1238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

083.0-0007-0028.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	